



# HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

www.howardcountymd.gov

410-313-2350

FAX 410-313-3467

TDD 410-313-2323


## HPC EXECUTIVE SECRETARY EXEMPTION DETERMINATION FOR MINOR ALTERATIONS

APPLICANT INFORMATION:	PROPERTY INFORMATION:
Christina Gouvatsos	Property Address: 3600 Fels Lane, Ellicott City
3600 Fels Lane	Minor Alteration Case Number: MA-20-26
Ellicott City, MD 21043	Property Information: Map 25, Parcel 203

OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
Christina Gouvatsos	Ellicott City Historic District <input checked="" type="checkbox"/>
3600 Fels Lane	Lawyers Hill Historic District <input type="checkbox"/>
Ellicott City, MD 21043	

PROPOSED WORK:
The applicant proposes to install a fence in the back and side yard. The fence will be a 4'5" high split rail fence to match the neighboring fence. The yard is already fenced on the south side due the fence on the neighbor's property and only needs to be fenced on the other two sides of the yard. The fence will connect to the back wall of the house. The fence will be a cedar fence with wire mesh between the split rails.

COMPLIANCE WITH GUIDELINES:
The Executive Secretary has determined that the proposed work is considered a minor alteration and is consistent with the Guidelines as referenced below.
Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways
1) Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.
2) Install open fencing, generally not more than five feet high, of wood or dark metal.

Date Posted to HPC Website:	Executive Secretary Signature
5/15/2020	<div>DocuSigned by:  2009CCB91D534A7...</div> <div>Beth Burgess, Executive Secretary Historic Preservation Commission</div> <div>5/15/2020 Date</div>

**3600 Fels Lane, Ellicott City  
Minor Alteration Determination**

**AFTER 5 DAYS POSTING ON WEBSITE:**

**Written Objection WAS NOT Received:**

☐

No written objection was received and the proposed work was determined to be a minor alteration, not requiring Commission approval.

**Written Objection WAS Received:**

☐

Yes, a written objection was received. A Certificate of Approval is required.

**Date Issued:**

**Executive Secretary Signature**

\_\_\_\_\_  
Beth Burgess, Executive Secretary  
Historic Preservation Commission

\_\_\_\_\_  
Date

cc: 3600 Fels Lane File

# HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

## GENERAL APPLICATION FOR CERTIFICATE OF APPROVAL AND TAX CREDIT PRE-APPROVAL

**SUBMIT 10 COPIES** of this application package, including all supporting materials required on pages 2-5 of this application to Howard County Department of Planning and Zoning. Applications must be received no later than 5:00 pm 22 days prior to the meeting. Applications can be submitted via mail, but may result in missing the deadline. Applications are not accepted via email or fax.

Address: 3430 Court House Drive, Ellicott City, MD 21043

### Meeting Information

The Historic Preservation Commission (HPC) meets at 7:00 pm generally on the first Thursday of each month at 3430 Court House Dr., Ellicott City, MD. Please contact us regarding emergency applications.

### Questions

Please contact Samantha Holmes, Historic Preservation Planner at 410-313-4428 or [sholmes@howardcountymd.gov](mailto:sholmes@howardcountymd.gov).

### FOR STAFF USE ONLY

#### Application #:

HPC -

MA - 20-26

#### Meeting Date:

posted online

#### Date Received:

S#

5/13/2020

### PROPERTY INFORMATION

Address of Subject Property: 3600 Fels Ln, Ellicott City, MD 21043

Name of Property Owner: Christina Gouvatsos & Artaud Hourticolon-Retzler

Historic District (please check): ☒ Ellicott City Local Historic District ☐ Lawyers Hill Local Historic District

Is this property listed on the Howard County Historic Sites Inventory? ☒ Y ☐ N #HO- 763

### APPLICANT INFORMATION

Name of Applicant (please only provide one name for contact purposes): Artaud Hourticolon-Retzler

Mailing address: 3600 Fels Ln, Ellicott City, MD 21043

Phone No. (W) 443-615-1839 (H) 443-615-1839

Email: christina.touis@gmail.com Contact Preference: Email

### BELOW FOR STAFF USE ONLY

Tax Account Number: \_\_\_\_\_

Map \_\_\_\_\_ Parcel \_\_\_\_\_

## Part 1: General Application for Certificate of Approval

**ALL APPLICATIONS MUST INCLUDE:** The information required in this checklist must be provided or the application will be incomplete and may be rejected for consideration by the Commission. Please check each box below to confirm you have provided this information.

- ☒ Labeled, color photographs of existing property conditions, printed on 8.5x11 paper, no more than two images per page. Do not submit individual 4x6 photographs.
- ☒ A detailed description of the proposed work (include below or provide on a separate sheet of paper if more space is needed— do not add proposed work into the Guidelines justification section).
- ☒ Product specification sheets/photographs of product that clearly shows materials, colors, and dimensions.
- ☒ Plot plan of property, site plans, or elevations (as applicable to proposal; but required for any new construction).
- n/a ☒ For major alterations: elevation drawings of proposed structure indicating dimensions, design, height, color, and materials. Product spec sheets are required for all new elements.
- ☒ A completed Part 2 of this application (page 3-4). Application may be rejected if not complete. If Part 2 is not suitable for your project, please type up a detailed explanation on a separate piece of paper.
- n/a ☒ A completed Part 3 of this application (page 5) if you seek tax credits for any work.
- ☒ A completed Part 4 of this application (page 5). If the owner is not the applicant, the owner's signature is also required.
- ☒ I have read the Ellicott City or Lawyers Hill Design Guidelines and find my proposal complies with the recommendations in the Guidelines, as indicated below.

**DESCRIPTION OF PROPOSAL:** If more room is required, please provide write up on a separate sheet of paper to best organize proposed work. Continue to Part 2 (page 3-5) to complete required checklists.

Add fence to back yard. 4.5" high split rail style fence to match neighboring fence.

Yard is already fenced on the south side due to fencing on neighbors property, so we would only need to continue the fencing on the two other sides of the yard (fence will connect to the back wall of the house).

Back yard is not visible from the street.

**DESIGN GUIDELINES:** Consult the Ellicott City or Lawyers Hill Design Guidelines on the Howard County website at <https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Conservation-and-Preservation/Historic> and provide a brief description of how the proposal meets the recommendations of the Guidelines, including the applicable chapter and section. Please type up on a separate sheet of paper if more space is needed.

Ch9 A1: "property lines usually unmarked except by vegetation or open, split rail or board fences."

Ch9 D: "Split rail or post and rail fences are more appropriate in less densely developed areas such as upper Church Road, Sylvan Lane and Park Drive."

Rear yard fences on our street are almost exclusively split-rail fences, so there is not a precedent for other fence types.

## Part 2: General Application for Certificate of Approval Checklist

TYPE OF ALTERATION: Please check the appropriate box for the proposed work and fill in required blanks. Specs sheets and photos must be provided or the application may be considered incomplete and rejected for consideration by the Commission.

You may create your own document if it better explains the project, be sure to include details such as materials and colors for all existing/previously existing and proposed features.

☐ **DOORS AND STORMS DOORS:** Refer to page 35 of the Ellicott City Guidelines and pages 26-29 of the Lawyers Hill Guidelines.

Existing Type: \_\_\_\_\_

Proposed Type: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Additional Info Included: ☐ Yes ☐ No

Specs/Photos Included: ☐ Yes ☐ No

Is this item being repaired? ☐ Yes ☐ No

Is this item being replaced? ☐ Yes ☐ No

☐ **I seek tax credit pre-approval for this item.**

**For any proposed door replacement—the spec sheets must show the actual panel and window arrangement of new doors. Photos of existing doors should indicate the location on the house of any door proposed to be replaced.**

☐ **WINDOWS:** Refer to page 38 of the Ellicott City Guidelines and page 26 of the Lawyers Hill Guidelines.

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Existing Sash Arrangement: \_\_\_\_\_

Proposed Sash Arrangement: \_\_\_\_\_

Additional Info Included: ☐ Yes ☐ No

Specs/Photos Included: ☐ Yes ☐ No

Is this item being repaired? ☐ Yes ☐ No

Is this item being replaced? ☐ Yes ☐ No

☐ **I seek tax credit pre-approval for this item.**

**For any proposed window replacement —the spec sheets must show the actual sash arrangement of the new windows. Photos of existing windows should indicate the location on the house of any window proposed to be replaced.**

☐ **WALLS/SIDING:** Refer to pages 25-30 of the Ellicott City Guidelines and pages 21-24 of the Lawyers Hill Guidelines.

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Additional Info Included: ☐ Yes ☐ No

Specs/Photos Included: ☐ Yes ☐ No

Is this item being repaired? ☐ Yes ☐ No

Is this item being replaced? ☐ Yes ☐ No

☐ **I seek tax credit pre-approval for this item.**

## Part 2: General Application for Certificate of Approval Checklist

**TYPE OF ALTERATION:** Please check the appropriate box for the proposed work and fill in required blanks. You may create your own document if it better explains the project, be sure to include details such as materials and colors for all existing/previously existing and proposed features.

☐ **PAINTING:** Refer to page 50 of the Ellicott City Guidelines and page 31 of the Lawyers Hill Guidelines.

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Paint Chip Included: ☐ Yes ☐ No

Area(s) to be painted: \_\_\_\_\_

Additional Info Included: ☐ Yes ☐ No

\_\_\_\_\_

☐ **I seek tax credit pre-approval for this item.**

☐ **ROOF:** Refer to page 31 of the Ellicott City Guidelines and page 26 of the Lawyers Hill Guidelines.

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Additional Info Included: ☐ Yes ☐ No

Specs/Photos Included: ☐ Yes ☐ No

Is this item being repaired? ☐ Yes ☐ No

Is this item being replaced? ☐ Yes ☐ No

☐ **I seek tax credit pre-approval for this item.**

☐ **SHUTTERS:** Refer to page 42 of the Ellicott City Guidelines and page 28 of the Lawyers Hill Guidelines.

Existing Type: \_\_\_\_\_

Proposed Type: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Additional Info Included: ☐ Yes ☐ No

Specs/Photos Included: ☐ Yes ☐ No

Is this item being repaired? ☐ Yes ☐ No

Is this item being replaced? ☐ Yes ☐ No

☐ **I seek tax credit pre-approval for this item.**

☒ **OTHER (such as lighting, railings, other repairs, tree removal, demolition, etc. Please explain in detail):** Refer to applicable Guidelines. For signs please use separate Sign Application. For New Construction use separate New Construction Application. Please attach additional pages as necessary or write up separate document.

Description: 4.5 foot high split-rail wood fence to enclose back yard on the two open sides.

Specs/Photos Included: ☒ Yes ☐ No

Additional Info Included: ☐ Yes ☒ No

Is this item being repaired? ☐ Yes ☒ No

Is this item being replaced? ☐ Yes ☒ No

☐ **I seek tax credit pre-approval for this item.**

### Part 3: Historic Property Tax Credits

#### Historic Property Tax Credits 20.112 and 20.113 Eligibility Requirements

Please check the appropriate box:

In accordance with Sections 16.606, 20.112 and 20.113 of the Howard County Code, I request the pre-approval of eligible work to qualify for property tax credits for the following preservation and restoration work:

- ☐ A structure listed on (or eligible for inclusion in) the Howard County Historic Sites Inventory and is designated by the Commission as historically significant.
- ☐ An existing principal structure or historic outbuilding located within a local historic district in Howard County, which is determined by the Commission to be of historic or architectural significance, or to be architecturally compatible with the historic structures in the district .
- ☐ A landscape feature located within a local historic district or listed on the Historic Sites Inventory, which is determined by the Commission to be of historic or architectural significance.
- ☐ A cemetery, at least 50 years old, not operated as a business, which is listed on the Howard County Cemetery and Gravesites Inventory under Section 16.1303 of the County Code.


Please Note: There is a separate application for final tax credit approval. Copies of cancelled checks, receipts and paid invoices are required for final approval. Invoices should be itemized to separate repairs to the items pre-approved from those that are not eligible for the tax credit.

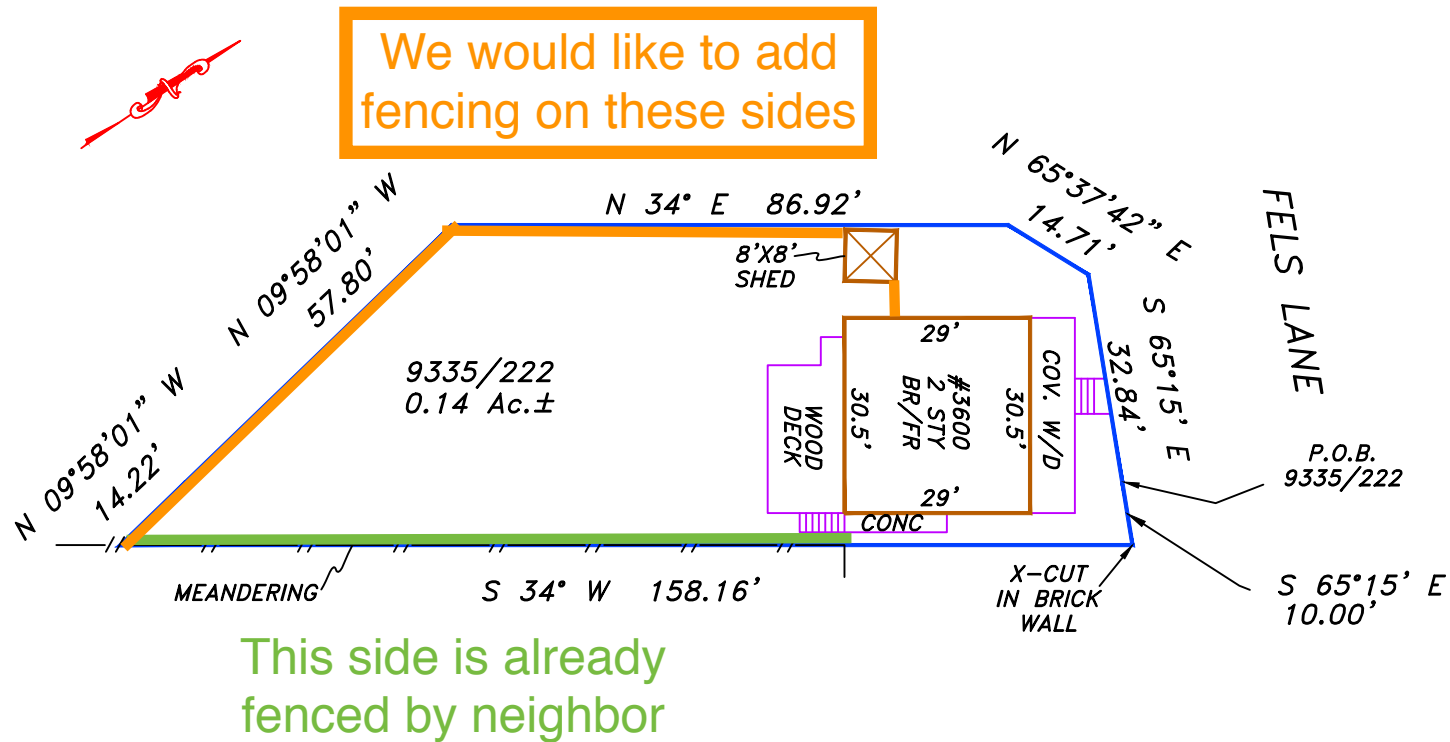
### Part 4: Authorizing Signature to Submit Application:

I hereby certify by the below signatures(s) that the information supplied herewith is correct and complete and authorizes such periodic on-site inspections by the Department of Planning and Zoning and its agents as may be necessary to review this application and any petitions filed in connection herewith and to enforce the Historic District Guidelines and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. I have read and understand the above terms regarding the Historic Property Tax Credit Programs.

#### SIGNATURE(S):

If the Applicant is not the owner of the subject property, the owner's signature authorizing the proposed work is required .

	5/11/20		
_____ Applicant or Authorized Agent	_____ Date	_____ Owner (if different than Applicant)	_____ Date



NOTE: THE FENCE APPEARS TO LIE AT, ON, OR NEAR THE SUBJECT PROPERTY.

The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:

3600 FELLS LANE ELLICOTT CITY 21043  
as described in a deed

recorded among the land records of Howard County, Maryland in  
Liber 9335, folio 222

PREPARED FOR:



This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



James Carl Hudgins  
Property Line Surveyor #96  
Expiration Date: 3/11/2020

**LOCATION DRAWING**  
3600 FELLS LANE  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

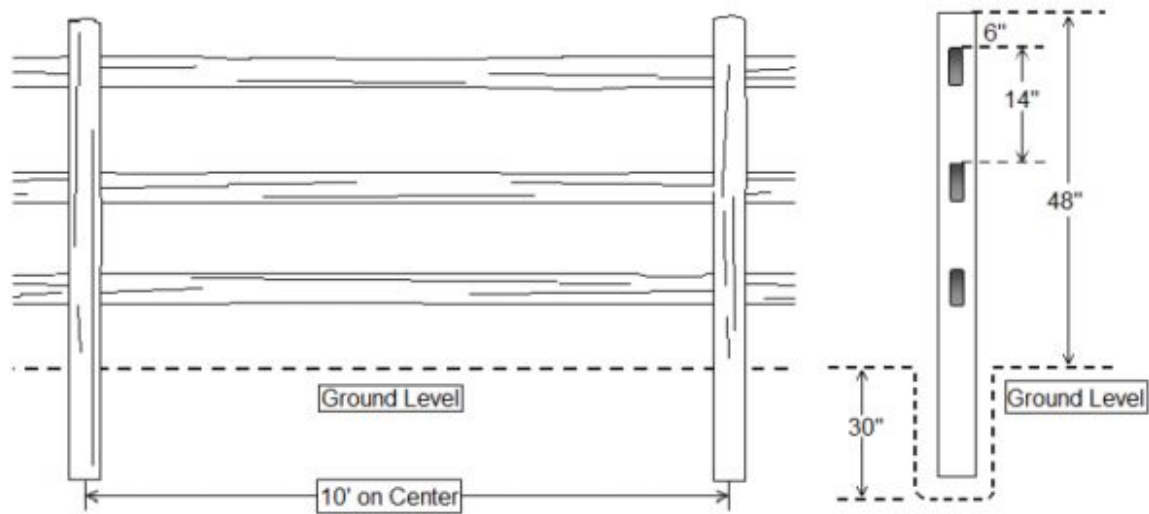


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16205 Old Frederick Rd.  
Mt. Airy, Maryland 21771  
Phone: (410) 442-2031  
Fax: (410) 442-1315  
www.nttsurveyors.com

Scale: 1" = 30'  
Date: 8/8/2019  
Field By: SLM  
Drawn By: SLM  
File No.: LMD47857  
Page No.: 1 of 2



## Fence Spec



**FIGURE 1 - 3-rail Split Rail Fence Detail.**



**Figure 2 - Example Cedar Fence with Wire Mesh**







View from Fels Lane

